



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

Site Plans and Subdivisions

3/26/2015

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee will be held at 9:00 a.m. on the above date in the Planning Library, 3rd Floor, 75 Calhoun St. The following applications will be reviewed:

#1 901A & 901C ISLAND PARK DRIVE

SITE PLAN

Project Classification: MINOR DEVELOPMENT

Address: 901 ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000122

Acres: 1.39

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: DI-TC

Misc notes: Construction plans for two retail/commercial buildings on existing building pads.

RESULTS:

☒ new BP approval tracking

City Project ID #: 140701-901Island ParkDr-1

City Project ID Name: TRC_SP:901A&901CIslandParkDrNewConstruction

Submittal Review #: COMBINED, 1ST REVIEW

Board Approval Required: DRB

Owner: ISLAND MARKET LLC

Applicant: JOHN B. CROUCH III AIA

843-270-2976

Contact: JOHN B. CROUCH

843-270-2976

#2 MEETING STREET ACADEMY (PHS. 2 EXPANSION)

SITE PLAN

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 642 MEETING STREET

Location: PENINSULA

TMS#: 4611300005

Acres: 2.435

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GB

Misc notes: Construction plans for phase 2 expansion of the existing school.

RESULTS:

☐ new BP approval tracking

City Project ID #: 150310-MeetingSt-1

City Project ID Name: TRC_SP:MeetingStreetAcademy[Phs 2 expansion]

Submittal Review #: COURTESY

Board Approval Required: BAR

Owner: MEETING STREET ACADEMY

Applicant: LS3P

843-958-5419

Contact: STEPHEN RAMOS

stephenramos@ls3p.com

#3 DANIEL ISLAND, PARCEL J (CONCEPT PLAN)

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000111 & 112

Acres: 60.9

Lots (for subdiv): 6

Units (multi-fam./Concept Plans): -

Zoning: DI-GO

Misc notes: Concept plan to subdivide parcel into 6 lots with a public street (extend previously PC approved street).

RESULTS:

☒ new BP approval tracking

City Project ID #: 150310-Island ParkDr-1

City Project ID Name: TRC_CP:DanielIslandParcelJ[RevisedConceptPlan]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS AND HUTTON ENGINEERING CO.

843-725-5229

Contact: TONY WOODY

woody.t@thomasandhutton.com

4 DANIEL ISLAND, PARCEL J, PHS. 2 (PLAT)**PRELIMINARY SUBDIVISION PLAT**

Project Classification: MAJOR SUBDIVISION

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000111 & 112

Acres: 0.7

Lots (for subdiv): 6

Units (multi-fam./Concept Plans): -

Zoning: DI-GO

Misc notes: Preliminary plat to subdivide parcel into 6 lots with a public street (extend previously PC approved street).

RESULTS:☒ new BP approval tracking

City Project ID #: 150310-Island ParkDr-2

City Project ID Name: TRC_PP:DanielIslandParcelJPhs2[Plat]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-725-5229

Contact: TONY WOODY woody.t@thomasandhutton.com

5 DANIEL ISLAND, PARCEL J, PHS. 2 (ROADS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: ISLAND PARK DRIVE

Location: DANIEL ISLAND

TMS#: 2750000111 & 112

Acres: 0.7

Lots (for subdiv): 6

Units (multi-fam./Concept Plans): -

Zoning: DI-GO

Misc notes: Road Construction plans to subdivide parcel into 6 lots with a public street (extend previously PC approved street).

RESULTS:☒ new BP approval tracking

City Project ID #: 150310-Island ParkDr-3

City Project ID Name: TRC_RC:DanielIslandParcelJPhs2[Roads]

Submittal Review #: 1ST REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: DANIEL ISLAND ASSOCIATES

Applicant: THOMAS AND HUTTON ENGINEERING CO. 843-725-5229

Contact: TONY WOODY woody.t@thomasandhutton.com

6 864 FOLLY ROAD**SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT

Address: 864 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 4250800001

Acres: 0.7

Lots (for subdiv): 1

Units (multi-fam./Concept Plans): -

Zoning: GB

Misc notes: Site plans for a furniture/retail store and associated improvements.

RESULTS:☒ new BP approval tracking

City Project ID #: 150212-846FollyRd-1

City Project ID Name: TRC_SP:864FollyRoadRetail

Submittal Review #: PRELIMINARY

Board Approval Required: DRB

Owner: GRAMBLING BROTHERS REAL ESATE & DEVELOPMENT

Applicant: THOMAS & HUTTON ENGINEERING 843-725-5229

Contact: TONY M. WOODY woody.t@thomasandhutton.com

7 MAYBANK VILLAGE - PHASE 2 (ROAD PLANS)**ROAD CONSTRUCTION PLANS**

Project Classification: MAJOR SUBDIVISION

Address: WALTER DRIVE AND CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 3130000054, 056 & 057

Acres: 59.22

Lots (for subdiv): 176 (114 LOTS PHASE 2)

Units (multi-fam./Concept Plans): 176

Zoning: SR-6

Misc notes: Road plans for Phase 2 (114 lots).

RESULTS:☒ new BP approval tracking

City Project ID #: 150204-WalterDr-1

City Project ID Name: TRC_RC:MaybankVillagePhase2[Roads]

Submittal Review #: 2ND REVIEW - SUBDIV

Board Approval Required: PC, BZA-SD

Owner: BEAZER HOMES

Applicant: HLA, INC.

Contact: THOMAS KELLUM

843-763-1166

tkellum@hlainc.com

#8 FORMER COAL TIPPLE SITE**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT
Address: 1401 GREENLEAF STREET
Location: PENINSULA
TMS#: 4640000016
Acres: 116
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: LI/SR-1

Misc notes: Site improvement plans for the former Coal Tipple Site.

RESULTS:☒ new BP approval tracking

City Project ID #: 141126-GreenleafSt-1
City Project ID Name: TRC_SP:FormerCoalTippleSiteImprovements
Submittal Review #: FINAL, 1ST REVIEW
Board Approval Required: BZA-SD

Owner: SOUTH CAROLINA STATE PORTS AUTHORITY
Applicant: GEL ENGINEERING, LLC
Contact: JOE ERVIN

843-769-7378
joe.ervin@gel.com

#9 583 KING STREET HOTEL**SITE PLAN**

Project Classification: MAJOR DEVELOPMENT
Address: 583 KING STREET
Location: PENINSULA
TMS#: 4600804058
Acres: 0.271
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: GB

Misc notes: NEW concept for a proposed hotel on this site that TRC had previously reviewed.

RESULTS:☒ new BP approval tracking

City Project ID #: 140916-583KingSt-1
City Project ID Name: TRC_SP:583KingStProposedNewHotel
Submittal Review #: PRELIMINARY
Board Approval Required: BAR, BZA-Z, BZA-SD

Owner: TKH HOLDING GROUP
Applicant: BOWMAN CONSULTING
Contact: CAMERON BAKER

843-501-0333
cbaker@bowmancg.com

#10 MACEDONIA AME CHURCH**SITE PLAN**

Project Classification: INTERMEDIATE DEVELOPMENT
Address: SAVAGE ROAD
Location: WEST ASHLEY
TMS#: 3100300080
Acres: 3.17
Lots (for subdiv): 1
Units (multi-fam./Concept Plans): -
Zoning: SR-4

Misc notes: Construction of a new church and associated site improvements.

RESULTS:☒ new BP approval tracking

City Project ID #: 140701-SavageRd-1
City Project ID Name: TRC_SP:MacedoniaAMEChurch
Submittal Review #: FINAL, 4TH REVIEW
Board Approval Required: DRB

Owner: MACEDONIA AME CHURCH
Applicant: LOCKLAIR CONSULTING
Contact: ELLIOTT LOCKLAIR

843-873-1105
elliott@locklair.net

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division.

Individuals with questions concerning the above items should contact Mandi Herring, Senior Zoning Planner, in the Department of Planning, Preservation and Sustainability at (843) 720-1994. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays. In accordance with the Americans with Disabilities Act, people who need alternative formats, ASL (American Sign Language) Interpretation or other accommodation please contact Janet Schumacher at (843) 577-1389 or email to schumacherj@charleston-sc.gov three business days prior to the meeting.